



LOCATION: Lower Westford is a small hamlet on the Western outskirts of Wellington siding onto some lovely countryside with a variety of outdoor pursuits available with various walks literally on your doorstep. A range of local amenities lie within easy walking distance in Rockwell Green to include 2 shops, post office, butchers, public inn, local junior school and churches with a wider range of amenities to be found in Wellington approximately 1 1/2 miles distant with an assortment of both independently run shops and larger national stores to include the well renowned Waitrose. There is also a regular bus service to outlying villages and to the County Town of Taunton which is approximately 7 miles distant with its main line railway station. The M5 Motorway can be accessed via Junction 26 just outside Wellington.

DIRECTIONS: From our Wellington office proceed in the Exeter direction and continue for approximately 1 mile. Turn right at the traffic lights in Rockwell Green and continue through passing the local convenience store on the right hand side and as you cross the railway bridge turn immediately right into Lower Westford. Turn first left into Orchard Close where the property will be found towards the end on the left hand side.

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold, by private treaty with vacant possession on completion.

Services: Mains electricity, mains water, mains drainage, gas central heating, telephone

Local Authority: Somerset County Council, County Hall, The Crescent, Taunton, TA1 4DY.

Property Location: w3w.co.uk//elbow.shakes.brew

Council Tax Band: D

Broadband and mobile coverage: We understand that there is good mobile coverage. The maximum available broadband speeds are 60 Mbps download and 14 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>.

Flood Risk: Surface Water: High (note stream behind the opposite side of the street) **Rivers and the Sea:** Medium **Reservoirs:** Unlikely **Groundwater:** Unlikely
We recommend you check the risks on <https://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <https://www3.somersetwestandtaunton.gov.uk/asp/webpages/plan/plapplookup.asp>

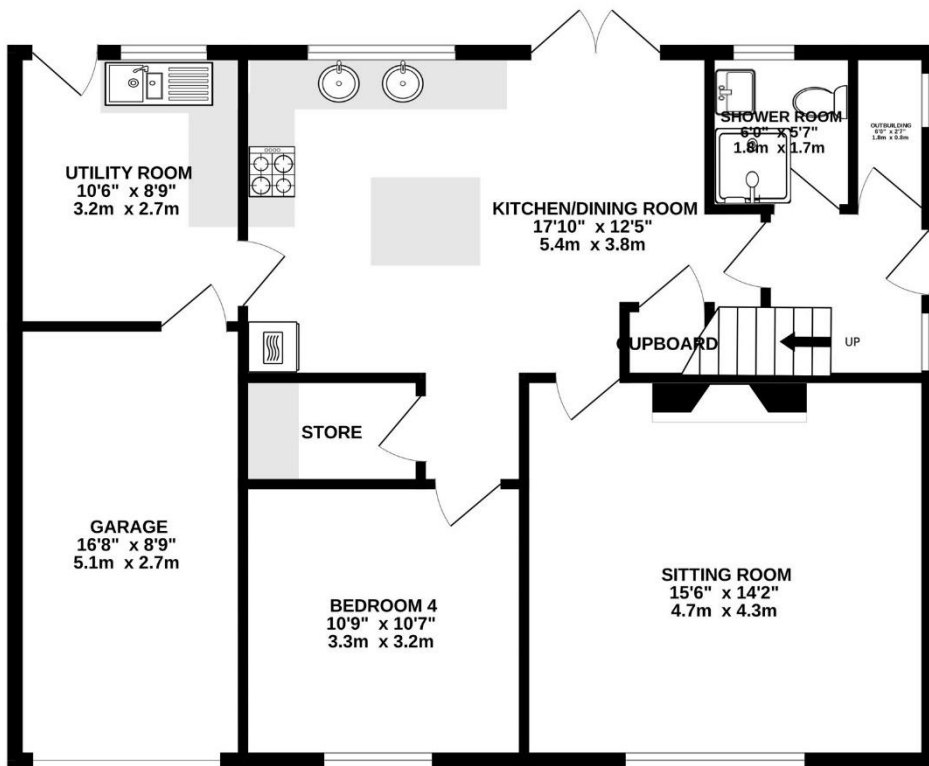
IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared November 2022. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

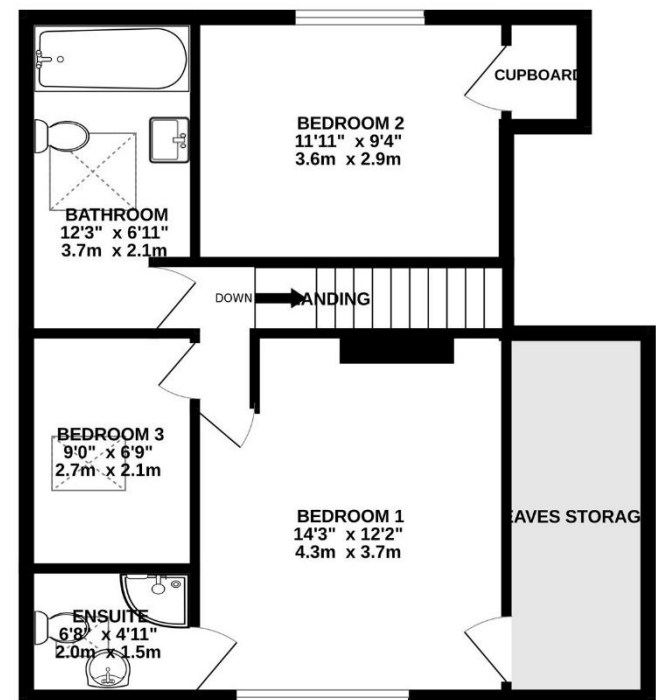
'8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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9 Orchard Close is of traditional cavity construction with a part rendered facing and a tiled roof and is a four bedroom detached bungalow situated on a quiet cul-de-sac in the popular hamlet of Lower Westford on the outskirts of Wellington, within walking distance of local amenities and benefitting from a garage and driveway parking.

The property comprises in brief; a step leading to the main entrance into the hallway offering a boot room, shower room and stairs to the first floor. The kitchen/dining room benefits from plenty of wall and base units for storage with contrasting worktops and a double sink along with an island with a breakfast bar and a space for an under counter fridge. There is an eye level double oven, electric hob with extractor above and French doors to the rear garden. A further door leads to a surprisingly spacious utility area with units, a one and a half sink, space for further white goods and its own access to the rear garden and garage. The front of the property features the living room with a large picture window and open fireplace and bedroom four (currently used as a dining area/study). There is a useful larder providing ample storage.

The first floor offers three bedrooms with the master enjoying a view of the front elevation along with eaves storage and an en-suite with a single shower and heated towel rail. Bedroom two overlooks the garden and also benefits from eaves storage whilst bedroom three is a single room with a Vellux window and sloping ceiling. The family bathroom offers a feature heated towel rail and hand held shower over the bath. Both the family bathroom and ensuite feature Vellux windows with sloping ceilings.

Outside, to the front of the property there is a driveway which in turn leads to the garage with an electric up and over door, power and lighting with an internal door through to the main accommodation. The front garden is predominantly laid to chippings with low maintenance in mind providing further off-road parking with a pathway leading to the right hand side of the property in turn leading to the front door. There are ornate iron gates leading to the rear garden which is predominantly South facing with an extensive patio, ideal for sitting out and entertaining, ideally located by the double doors leading through to the kitchen/dining room via a step. There is an area of lawn with fence boundaries and a further door leading through to the utility and a pathway to the left hand side of the property.



- Three/Four bedroom detached chalet bungalow
- Popular cul-de-sac
- Village location
- Garage and driveway parking
- Gas central heating

